

OFFICE/WAREHOUSE WITH QUICK I-20 ACCESS

9604 W County Road 152, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



AMY BRASHER BARNETT

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DAKOTA FLOWERS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Price / SF:	\$83.86
Lease Rate:	\$10,000.00 /Mo (NNN)
Building Size:	9,480 SF
Lot Size:	2.02 Acres
Year Built:	2007
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Located just west of Midland, this 9,480 SF industrial building sits on a fully secured 2.02-Acre site. The shop features two bay doors (18'x14' and 14'x14'), 18' clear height, overhead heaters, and airlines for shop operations. Inside, the layout includes two offices, a dedicated break room, and a 9'x8' storage area, providing a practical balance of shop and office space. The yard is enclosed with a chain-link fence topped with barbed wire, offering security for equipment and vehicles. Additional amenities include an overhead carport for covered parking and an onsite man camp/living trailer space. This facility is well-suited for small to mid-size industrial users needing efficient shop space with secure yard storage. Contact Dakota Flowers and Amy Brasher Barnett for additional details.

LOCATION OVERVIEW

This property offers excellent access to I-20, FM 1788, and Loop 250, making transportation and logistics simple. Midland International Airport is less than 10 minutes away, adding convenience for crews and cargo. Its location in the heart of the Permian Basin makes it a strong fit for industrial operations needing quick freeway and airport access.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,480 SF on 2.02 Acres
- (2) Overhead Doors (18'x14' & 14'x14')
- 2 Offices, Break Room, 9'x8' Storage Room
- Heaters
- Airlines
- 18' Clear Height
- Chain Link Fence w/Barb Wire
- Carport
- Man Camp/Trailer Living Quarters



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MAN CAMP/LIVING SPACE



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ADDITIONAL PHOTOS



AMY BRASHER BARNETT

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DAKOTA FLOWERS

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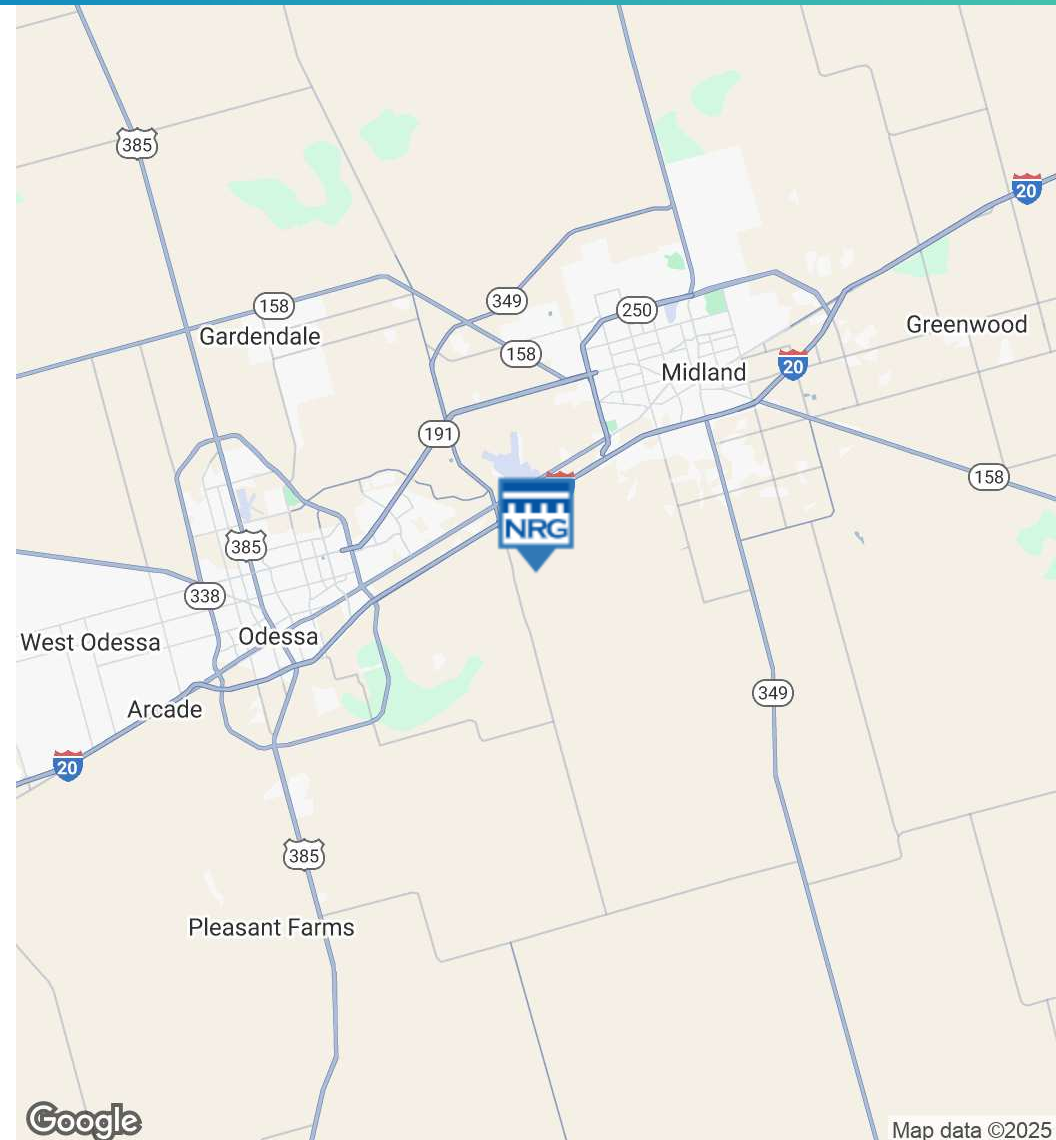
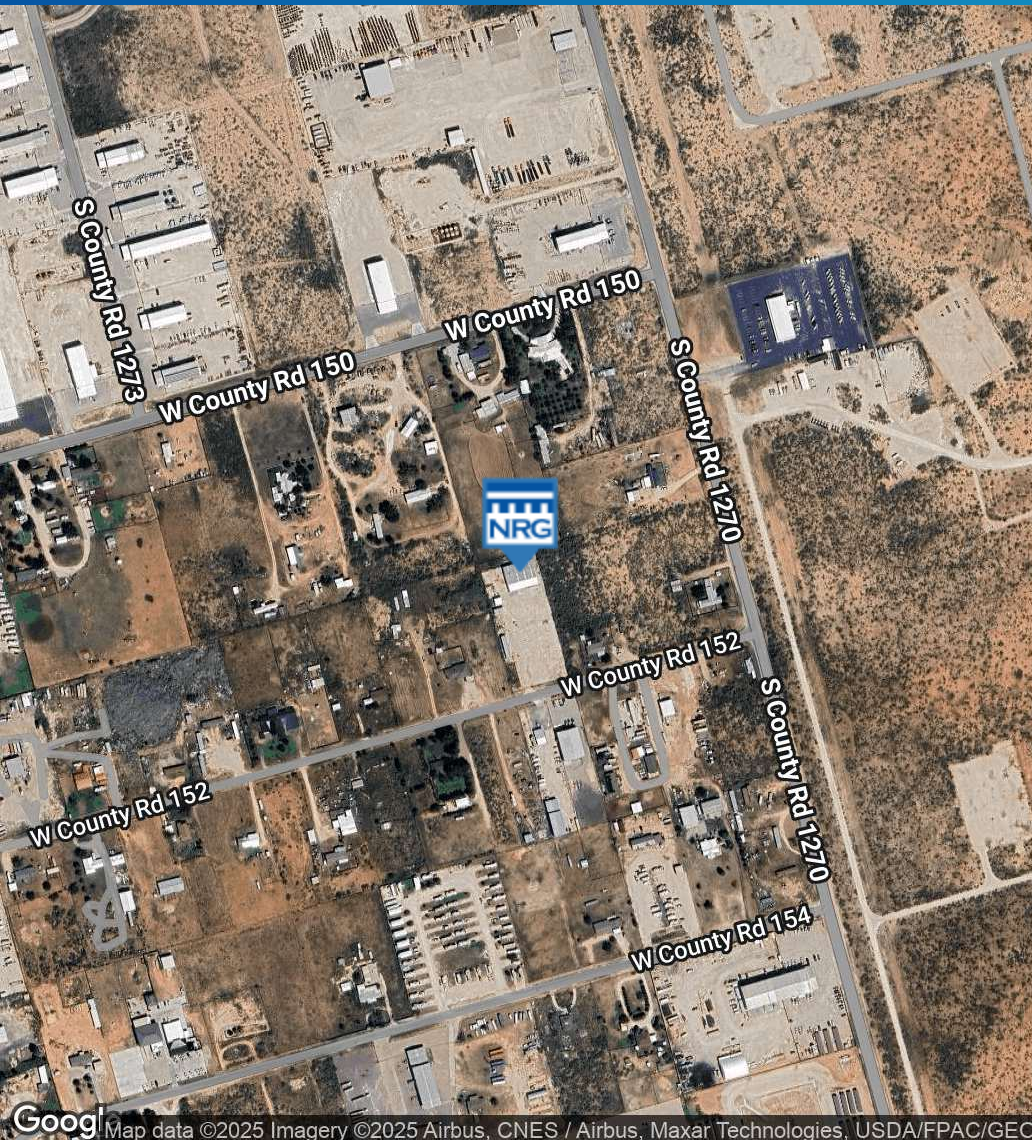
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	0823743	Dakota.flowers@NRGRealtygroup.com	(432)895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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CONTACT BROKERS:

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